### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

233 Ross Street, Port Melbourne Vic 3207

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,200,000		&		\$1,300,000					
Median sale p	rice									
Median price	\$1,705,750	Pro	operty Type	Hou	ISE		Suburb	Port Melbourne		
Period - From	05/02/2023	to	04/02/2024		So	urce	REIV			

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	462 Bay St PORT MELBOURNE 3207	\$1,280,000	13/11/2023
2	192 Albert St PORT MELBOURNE 3207	\$1,300,000	04/03/2023
3	119 Albert St PORT MELBOURNE 3207	\$1,300,000	20/05/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/02/2024 14:48



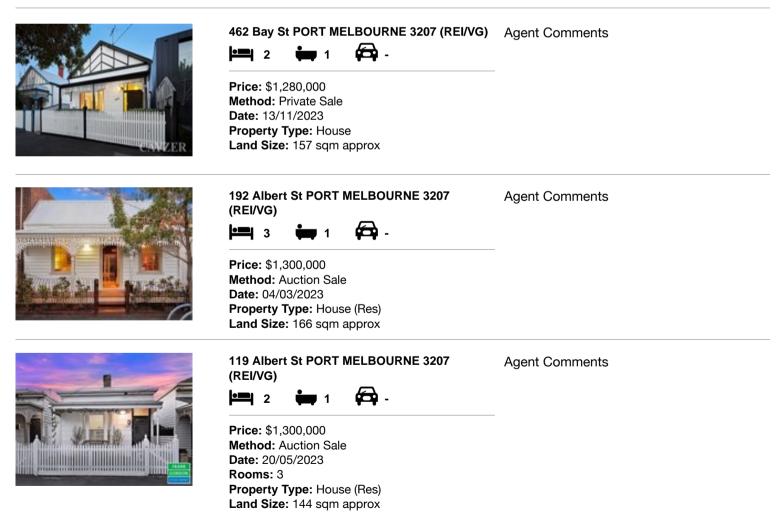
# **BigginScott**





Property Type: House (Previously Occupied - Detached) Land Size: 193 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 05/02/2023 - 04/02/2024: \$1,705,750

## **Comparable Properties**



#### Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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